

**PROPOSED DEVELOPMENT CONDITIONS****SE 2014-SU-023****September 3, 2014**

If it is the intent of the Board of Supervisors to approve SE 2014-SU-023, located at 5031 Cool Fountain Lane, Tax Map 55-1((26))-115, for a home child-care facility for up to 12 children and up to two assistants, pursuant to Sect. 6-105 of the Fairfax County Zoning Ordinance, the staff recommends that the Board condition the approval by requiring conformance with the following development conditions.

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special exception plat approved with the application, as qualified by these development conditions.
3. Any permit submitted pursuant to this Special Exception shall be in substantial conformance with these development conditions. Minor modifications to the approved Special Exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
4. A copy of these special exception conditions shall be posted in a conspicuous place on the property of the use and be made available to all departments of the County of Fairfax during the hours of operation of the permitted use.
5. Operation of the home child-care facility shall take place between the hours of 7:00 a.m. to 6:00 p.m., Monday through Friday.
6. Excluding the provider's own children, the maximum number of children on-site at any one time shall not exceed twelve.
7. A maximum of two non-resident employees, whether paid or not for their services, may be involved in the home child-care facility, with hours of attendance limited to 7:00am to 6:00pm, Monday through Friday.
8. The dwelling that contains the home child-care facility shall be the primary residence of the provider.
9. All pick-up and drop-off of children shall take place in the two-car attached garage, which shall be reserved exclusively for that purpose during operating hours of the home child-care facility. Arrival and departure of children shall be staggered to ensure that adequate space is available to accommodate all drop-off/pick-up of children within the garage.

10. No parking or standing of vehicles shall be allowed in the rear alley, which is a designated fire lane. All vehicle parking for the use shall occur either within the garage or in available neighborhood parking spaces.
11. This Special Exception is contingent on the applicants' continued right to utilize the community play area for the use of the home child-care facility.
12. There shall be no signage associated with the home child-care facility.

The above proposed conditions are staff recommendations and do not reflect the position of the Board of Supervisors unless and until adopted by that Board.

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

Pursuant to Section 9-015 of the Zoning Ordinance, this special exception shall automatically expire, without notice, thirty (30) months after the date of approval unless the use has been established as outlined above.